



**Legal and Vesting
Product Cover Sheet**

ORDER INFORMATION

FILE/ORDER NUMBER:	INCU-0094	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	CHRISTIAN ALLEBACH		
PROPERTY ADDRESS:	1650 ENGLISH AVE, INDIANAPOLIS, IN, 46201		
CITY, STATE AND COUNTY:	INDIANAPOLIS, INDIANA (IN) AND MARION		

SEARCH INFORMATION

SEARCH DATE:	11/03/2023	EFFECTIVE DATE:	11/02/2023
NAME(S) SEARCHED:	CHRISTIAN ALLEBACH		
ADDRESS/PARCEL SEARCHED:	1650 ENGLISH AVE, INDIANAPOLIS, IN, 46201/1007034		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

CHRISTIAN L. ALLEBACH

COMMENTS:	
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VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	BETH VAN WHY
DATED DATE:	05/06/2020	GRANTEE:	CHRISTIAN L. ALLEBACH
BOOK/PAGE:	N/A	RECORDED DATE:	07/02/2020
INSTRUMENT NO:	A202000068413		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF INDIANAPOLIS
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ADDITIONAL NOTES

LEGAL DESCRIPTION

LOT 36 IN ALLEN, ROOT AND ENGLISH'S FIRST NORTH WOODLAWN ADDITION TO THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED JUNE 6, 1872, IN PLAT BOOK 4, PAGE 86, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

Parcel Number 1007034		Ownership Name ALLEBACH, CHRISTIAN L		Transfer of Ownership Date Jun 26, 2020		Year 2023	Card 1
County Marion, IN	Township CENTER			Grantor Why Beth Van - May 06, 2020		Valid N	Amount 200000.00
Corporation				Jun 29, 2020 VANWHY, BETH - Jan 01, 1900		Y	200000.00
District				Mar 08, 2017 Cornish Jacquelyn A - Feb 28, 2017		Y	164000.00
Plat				Mar 08, 2017 CORNISH, JACQUELYN A - Jan 01, 1900		Y	164000.00
Map 85-016-050-000	Address 1650 ENGLISH AVE INDIANAPOLIS, IN 46201--391						
Alt Parcel 49-10-07-144-070.000-101							
Property Class 510							
Tax District 101							
Neighborhood 1069722268-fountain square n							

Property Address
1650 ENGLISH AV
INDIANAPOLIS, IN 46201

Account 2906166
Book **Page**
Legal
ALLEN ROOT & ENGLISH 1ST WOODLAWN L36

Topography	Pub. Utilities	Street or Rd.	Neighborhood
<input checked="" type="checkbox"/> Level	<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Paved	<input checked="" type="checkbox"/> Improving
<input type="checkbox"/> High	<input checked="" type="checkbox"/> Sewer	<input type="checkbox"/> Unpaved	<input type="checkbox"/> Static
<input type="checkbox"/> Low	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Proposed	<input type="checkbox"/> Declining
<input type="checkbox"/> Rolling	<input checked="" type="checkbox"/> Electricity	<input type="checkbox"/> Sidewalk	<input type="checkbox"/> Other
<input type="checkbox"/> Swampy	<input type="checkbox"/>	<input type="checkbox"/> Alley	<input type="checkbox"/> Blighted

VALUATION RECORD				
Assessment Year		2023	2022	2021
Reason for Change				
Land	Homestead-C1	37,500	37,500	37,500
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Land	37,500	37,500	37,500
Improvements	Homestead-C1	180,100	176,500	157,600
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Imp	180,100	176,500	157,600
Total Assessed Value:		217,600	214,000	195,100

Property Sub Class:

RES ONE FAMILY PLATTED LOT-510

PRINTED FROM MARION COUNTY, INDIANA

Memorandum

LAND DATA AND COMPUTATIONS

20/21 reassessment; Add attic-unfinished. Adjust eff age/grade

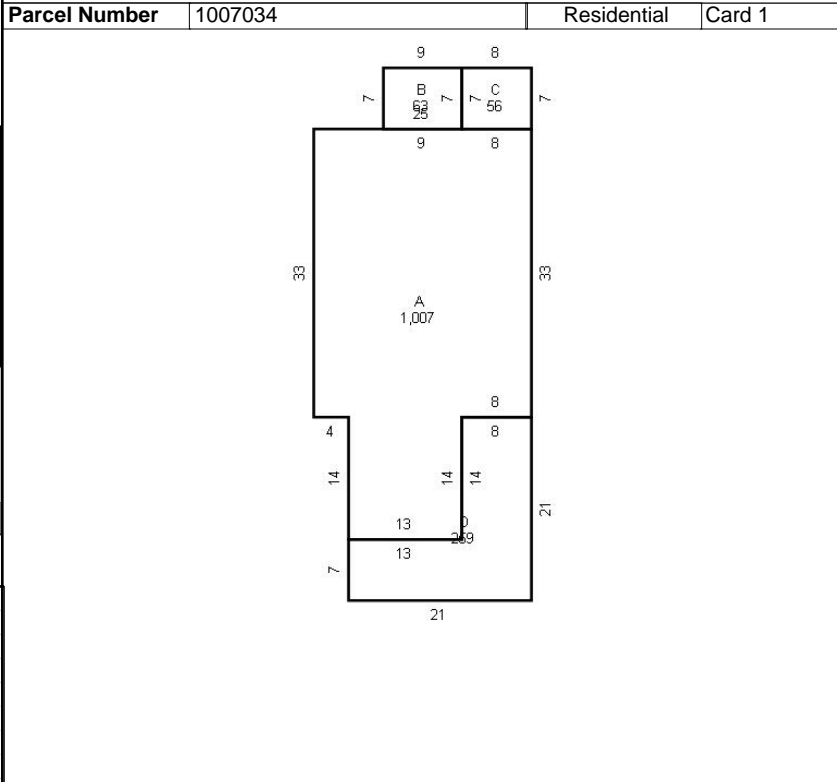
Land Type	Actual Frontage	Effective Frontage	Effective Depth	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value	
F-9	30	30	120	1.00	1250.00	1250.00	37500	0-	37500	
Acreege / Sq. Ft.										
								Total Residential Land Value		37500
								Total Non-Residential Land Value		0
Total Acreege				0.08	Total Land Value				37500	

Land Type

- F Front Lot
- R Rear Lot
- 1 Comm. Ind. Land
- 11 Primary
- 12 Secondary
- 13 Undeveloped Usable
- 14 Undeveloped Unusable
- 2 Classified Land
- 3 Undeveloped Land
- 4 Tillable Land
- 5 Non-tillable Land
- 6 Woodland
- 7 Other Farmland
- 8 Ag Support Land
- 81 Legal Ditch
- 82 Public Road
- 83 Utility Trans. Tower
- 9 Homesite
- 91 Res. Excess Acres
- 92 Ag Excess Acres
- Influence Factors
- 0 Other
- 1 Topography
- 2 Under Improved
- 3 Excess Frontage
- 4 Shape or Size
- 5 Misimprovement
- 6 Restrictions
- 7 Traffic Flow
- 8 View
- 9 Corner Infl.

Occupancy	Story Height	Attic	Bsmt	Crawl
1 <input checked="" type="checkbox"/> Single Family	1.00	0 <input type="checkbox"/> None	0 <input type="checkbox"/> None	0 <input type="checkbox"/>
2 <input type="checkbox"/> Duplex		1 <input checked="" type="checkbox"/> Unfin	1 <input type="checkbox"/> 1/4	1 <input type="checkbox"/>
3 <input type="checkbox"/> Triplex		2 <input type="checkbox"/> 1/2 Fin	2 <input checked="" type="checkbox"/> 1/2	2 <input checked="" type="checkbox"/>
4 <input type="checkbox"/> 4-6 Family		3 <input type="checkbox"/> 3/4 Fin	3 <input type="checkbox"/> 3/4	3 <input type="checkbox"/>
5 <input type="checkbox"/> M home		3 <input type="checkbox"/> Tri-level	4 <input type="checkbox"/> Full	4 <input type="checkbox"/>
0 <input type="checkbox"/> Row Type				

Sketch



Value Adjustment / Exterior Features

Value Adjustments

Exterior Features
 Porch- Open Frm/ equal- 1st fl - 1 - 56sf - 3400
 Porch- Open Frm/ equal- 1st fl - 1 - 259sf - 9000

Construction	Base Area	Floor	Fin.Liv.Area	Value	
1 Frame or Alum.	1	1,070	1.00	1,070	84,000
2 Stucco					
3 Tile					
4 Concrete Block					
5 Metal					
6 Concrete					
7 Brick	1,070	Attic			6600
8 Stone	503	Basement			18,700
9 Frame w/Masonry	567	Crawl			4,800

Roofing

Asphalt Shingles

Slate or Tile

Metal

Total Base 114,100

Floors	1	2	sq.ft.	SUB-TOTAL
Earth	<input type="checkbox"/>	<input type="checkbox"/>		
Slab	<input type="checkbox"/>	<input type="checkbox"/>		
Sub & Joists	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Wood	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Parquet	<input type="checkbox"/>	<input type="checkbox"/>		
Tile	<input type="checkbox"/>	<input type="checkbox"/>		
Carpet	<input type="checkbox"/>	<input type="checkbox"/>		
Linoleum	<input type="checkbox"/>	<input type="checkbox"/>		
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>		

Interior Finish	1	2	1070	Air Conditioning (+)	3,100
Plaster/Dry Wall	<input type="checkbox"/>	<input type="checkbox"/>		No Electricity (-)	
Paneling	<input type="checkbox"/>	<input type="checkbox"/>		Plumbing (-/+)	
Fiberboard	<input type="checkbox"/>	<input type="checkbox"/>		TF:5 - 5	
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>		Specialty Plumbing (+)	
				Special Features	

Accommodations	Sub-Total One Unit	117,200
Total # Rooms	6	
Bedrooms	2	
Family Room	0	
Formal Dining Room	1	
Rec Room	Type	
Area	Attached Garage (+)	
Fireplace	Stacks	
Metal	Openings	
	Attached Carport (+)	
	Basement (-)	
	Exterior Features	12,400
	Sub-Total	129,600

Heating / Air Conditioning

Central Warm Air

Hot Water or Steam

Heat Pump

No Heat Gravity/Wall/Space

Central Air Cond.

Grade and Design C 100

Location Multiplier 1.00

Replacement Cost 129,600

Plumbing	#	TF	Amount	Date
Full Baths	0	0		
Half Baths	0	0		
Kitchen Sink	1	1		
Water Heater	1	1		
Extra fixtures				
Total				
No Plumb/Wtr Only	<input type="checkbox"/>	<input type="checkbox"/>		

SUMMARY OF IMPROVEMENTS

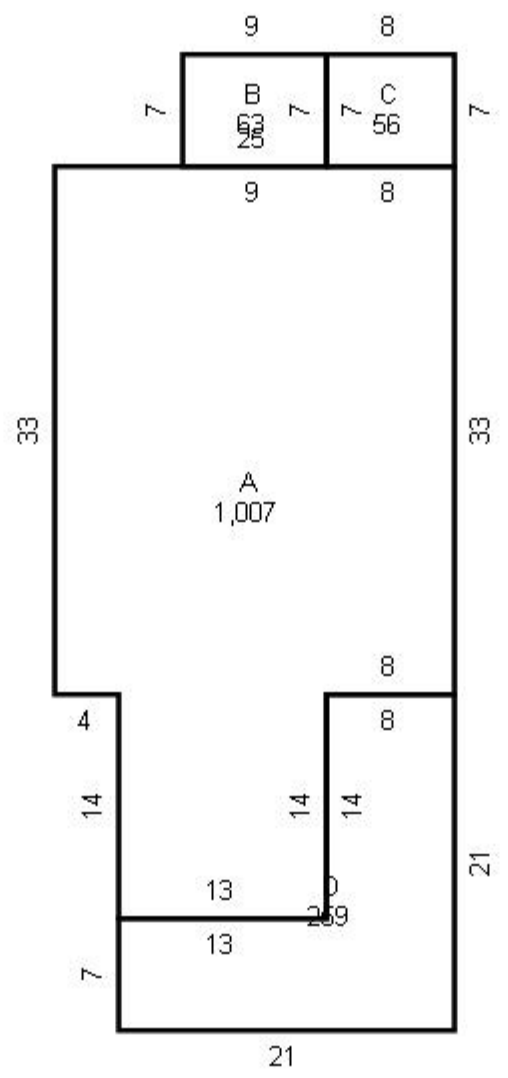
Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	Size or Area	LCM	No. Un.	Rplc Cost	Dep Obs	REM Val	% Cmp	Nbhd Factor	Trend Fctr	Improvement Value
Dwelling		Frame	C	1900	1987	A				2643	1.00		129600	28	93310	100	1.00	1.93	180100
													Card Improvement Total		180100				
													Total Improvement Value		180100				

SKETCH/AREA TABLE ADDENDUM

Parcel Number		
1007034		
Year	2023	Card 1
Property Address		
1650 ENGLISH AV		

SKETCH/AREA TABLE ADDENDUM

AREA CALCULATIONS SUMMARY



Name	Description	Size (Sqft)
	Total Sqft.	

4975211

JOSEPH P. O'CONNOR
MARION COUNTY ASSESSOR

2020 JUN 29 P 2:36

ONLY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

A202000068413

07/02/2020 01:30 PM

**KATHERINE SWEENEY BELL
MARION COUNTY IN RECORDER**

FEE: \$ 35.00

PAGES: 2

By: CJ

WARRANTY DEED

(Parcel No. 1007034/49-10-07-144-070.000-101)

THIS INDENTURE WITNESSETH, That Beth Van Why ("Grantor") CONVEYS AND WARRANTS to Christian L. Allebach ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Marion County, State of Indiana:

Lot 36 in Allen, Root and English's First North Woodlawn Addition to the City of Indianapolis, as per plat thereof, recorded June 6, 1872 in Plat Book 4, page 86, in the Office of the Recorder of Marion County, Indiana.

The address of such real estate is commonly known as 1650 English Avenue, Indianapolis, Indiana 46201.

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

[remainder of page intentionally left blank - signature page follows]

RECEIVED 700

JUN 29 2020

Marion County Assessor



2

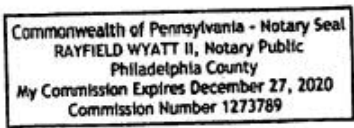
IN WITNESS WHEREOF, Grantor has executed this deed this 6th day of May, 2020.

Signature: Beth Van Why
Printed: Beth Van Why

Pennsylvania
STATE OF ~~DELAWARE~~)
COUNTY OF Montgomery) SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Beth Van Why who acknowledged the execution of the foregoing Warranty Deed and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 6th day of May, 2020.
My Commission Expires: 12-27-2020
Rayfield Wyatt II
Notary Public
Printed
Resident of Montgomery County



This instrument was prepared by Robert A. Hicks, Attorney at Law, HALL, RENDER, KILLIAN, HEATH & LYMAN, P.C., 590 North Meridian Street, Suite 400, Indianapolis, Indiana 46204.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Robert A. Hicks

Grantee's mailing address is: 1150 English Ave
Tax mailing address is: Indpls, IN
After recording, return to: 96201

FA882102

DataSource: Marion, IN

Criteria: Party Name = ALLEBACH CHRISTIAN

Last Indexed Date: 11/02/2023

Last Verified Date: 11/02/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
07/02/2020		A202000068414	MORTGAGE	ALLEBACH CHRISTIAN L		GRANTOR
07/02/2020		A202000068413	DEED	ALLEBACH CHRISTIAN L		GRANTEE

Results found: 2



Displaying page: 1 of 1